

The following is a general guide to residential permitted uses in residential zoning districts. The zoning classification of each property dictates what will be allowed in the residential areas. Below is a list of the residential zoning districts and setback requirements.

(This is for general use only. Additional detailed information and permitted uses can be found in the Brunswick County Zoning Ordinance and the Partial Development Code.)

Acreage is very important in zoning. The county will allow only one (1) structure on a given piece of property. To allow more than one structure on the property, you are required to have at least one (1) acre of land.

Primary dwellings that are permitted on a piece of property, without subdividing land are as follows.

- Less than one (1) acre - 1 structure
- More than one (1) acre - 2 structures
- More than eleven (11) acres - 3 structures
- More than twenty-one (21) acres - 4 structures
- More than thirty-one (31) acres - 5 structures

Stormwater

All new Development that disturbs (by grading, removing stumps, filling or excavating) an acre or more and/or must obtain a Sediment and Erosion Control Permit from the North Carolina Department of Land Resources, Division of Land Quality and a County Stormwater Permit. Additionally, all new development that disturbs any area within 30 feet of a stream or lake may be required to obtain a County Stormwater Permit from the Brunswick County Engineering Department. The phone number for the Engineering Department is (910) 253-2500 and the North Carolina Department of Land Resources is (910)796-7215.

Environmental Health

The distance between a septic tank and all wells must be 100 feet according to state law. The Brunswick County Health Department may approve a *Variance* between 50 and 100 feet if it is not possible to meet the state requirement.

Utilities

Approval for Water & Sewer must be acquired from the Brunswick County Utility Department or Sewer Provider prior to obtaining a Septic Permit and/or a Building Permit.

RU - Rural

Intent --
This zone incorporates bona fide farms and related activities, residential uses, commercial uses, and manufacturing uses.

Permitted Residential Uses
Single-Wide Manufactured Homes
Double-Wide Manufactured Homes
Modular Homes
Stick Built Homes

Setbacks from Property Lines
Less than acre (.99 acreage or less)
25ft front yard
25ft rear yard
10ft side yard
More than acre (1.00 acreage or more)
50ft front yard
50ft rear yard
20ft side yard

Lot Area Requirements*
15,000 sq. ft.

R7500 - Low Density Residential

Intent --
This area is prone for residential uses only.

Permitted Residential Uses
Double-Wide Manufactured Homes
Stick Built Homes
Modular Homes

Setbacks from Property Lines

- 25 ft front yard
- 9 ft rear yard
- 5 ft side yard
- 15ft side yard street, if lot is 61ft or more
- 12ft side yard street, if lot is 60ft or less

Lot Area Requirements*
With Water & Sewer
7,500 sq. ft.
Without Water & Sewer
15,000 sq. ft.

R6000 - Medium Density Residential

Intent --
This zone has the same characteristics as the R7500 zone, but has smaller lots. This area is more density populated than most residential zones.

Permitted Residential Uses:
Single-Wide Manufactured Homes
Double-Wide Manufactured Homes
Modular Homes
Stick Built Homes
Duplexes
Triplexes
Multi-Family

Setbacks from Property Lines
25ft front yard
9ft rear yard
5ft side yard
15ft side yard street, if lot is 61ft or more
12ft side yard street, if lot is 60ft or less

Lot Area Requirements*
With Water & Sewer
6,000 sq. ft.
Without Water & Sewer
10,000 sq. ft.

SBR - Site Built R-6000

Intent --
To encourage single family dwellings, and to prohibit commercial and industrial uses.

Permitting Residential Uses

Stick Built Homes

Setbacks from Property Lines
25ft front yard
9ft rear yard
5ft side yard
15ft side yard street, if lot is 61ft or more
12ft side yard street, if lot is 60th or less

Lot Area Requirements*
With Water & Sewer
6,000 sq. ft.
Without Water & Sewer
10,000 sq. ft.

MR 3200 - Multifamily Residential

Intent --
Principal use of the land is for high density residential purposes, not to exceed fourteen dwelling units per acre.

Permitted Residential Uses:
Duplexes
Triplexes
Other Multi-Family Structures

Set Backs from Property Lines
25ft Front yards
20ft Rear yards
6ft Side yard
15ft feet adjacent to street

Lot Area Requirements*
With Water & Sewer
3,200 sq. ft.
Without Water & Sewer
7,000 sq. ft.

NC - Neighborhood Commercial

Intent --
To provide convenient locations for businesses that serve the needs of surrounding residents without disrupting the character of the neighborhood.

*** LOT AREA REQUIREMENTS DO NOT APPLY TO EXISTING LOTS OF RECORD**

Permitted Residential Uses:

Single-Wide Manufactured Homes
Double-Wide Manufactured Homes
Modular Homes
Stick Built Homes
Duplexes, triplexes
Multi-family structures not to exceed four (4) units.

Setbacks from Property Lines

25ft front yard
25ft rear yard
10ft side yard

Lot Area Requirements*

With Water & Sewer

6,000 sq. ft.

Without Water & Sewer

10,000 sq. ft

CLD - Commercial Low Density

Intent--

This zone incorporates commercial businesses that serve both residential and tourists.

Permitted Residential Uses:

Single-Wide Manufactured Homes
Double-Wide Manufactured Homes
Modular Homes
Stick Built Homes

Setbacks from Property Lines

25ft front yard
6ft rear yard
5ft side yard
15ft side yard street, if lot is 61ft or more
12ft side yard street, if lot is 60ft or less

Lot Area Requirements*

With Water & Sewer

6,000 sq. ft.

Without Water & Sewer

10,000 sq. ft

*** LOT AREA REQUIREMENTS DO NOT
APPLY TO EXISTING LOTS OF RECORD**

**FREQUENTLY CALLED
PHONE NUMBERS**

Planning: (910) 253-2025
(800) 621-0609
Fax (910) 253-2437

Environmental Health: (910) 253-2250
Toll Free (888) 428-4429

Building Inspections: (910) 253-2050
(800) 822-5986

Utilities-Customer Service:
(910) 253-2655
(888) 428-4426

Geographic Information Systems:
(910) 253-2390
(800) 822-1526

Engineering: (910) 253-2500

Fire Marshal: (910) 253-4376

Register of Deeds: (910) 253-2690

N.C. Department of Transportation:
(910) 754-6527

N.C. Department of Land Resources:
(910)796-7215



**BRUNSWICK COUNTY
CENTRAL PERMITTING HOURS:**

MONDAY	7:30-4:00
TUESDAY	7:30-4:00
WEDNESDAY	7:30-3:00
THURSDAY	7:30-4:00
FRIDAY	7:30-4:00

**BRUNSWICK COUNTY
CENTRAL PERMITTING
P.O. Box 249
BOLIVIA, NC 28422
(910) 253-2055
(800) 621-0609
FAX (910) 253-2024**

Last Revised: September 20, 2005

***GENERAL
QUESTIONS***

ASKED BY THE

PUBLIC

